

MARC SPIRITO (“OWNER”)
CALISE DEVELOPMENT, LLC (“APPLICANT”)

30 Pomham Street
0Pomham Street
Cranston, RI 02910

PROJECT NARRATIVE

This same project narrative is offered in connection with three (3) zoning board applications for dimensional relief of Calise Development, LLC (“Applicant”) and Marc Sprito (“Owner”) for lots on Pomham Street for the single-family dwelling at 30 Pomham Street and two adjoining lots on Pomham Street.

The subject properties are designated as Lot Nos. 1262-1264 on Assessor’s Plat No. 7/5 and are located in a B-1 residential zone. Each lot contains three thousand two hundred (3,200) square feet.

Plans call for the existing single-family home at 30 Pomham Street (Lot No. 1264) to remain on one lot of 3,200 square feet (previously merged by zoning) and two (2) new single-family dwellings would be built each on the other lots (Lot Nos. 1262 and 1263) each containing 3,200 square feet.

A new driveway will be constructed adjacent to the existing dwelling. Both lots to be built on can be serviced by public water and sewer.

The following dimensional variances are sought from the Planning Commission.

The first dimensional relief sought is to allow all three dwellings to exist on lots containing 3,200 square feet where the minimum lot size is 6,000 square feet in the B-1 zone.

The second relief sought relates to the street frontage or width of the lots that will contain 40 feet where in the B-1 zone sixty (60) feet is required.

The third area of dimensional relief sought relates to the front and side setbacks for the new dwelling units. In the B-1 zone a normal setback is 25 feet and 18 feet is proposed. A side setback of 8 feet minimum is required and the applicant proposes 4.5 feet on one side of each dwelling.

The applicable sections of the Zoning Code are:

17.20.120 Schedule of Intensity Regulations

17.88.010 Substandard lots of record and mergers

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant;

The hardship is not the result of any prior action of the applicant and;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted.

SUMMARY

The dimensional relief sought is minimal, reasonable in nature and will create two (2) additional dwelling units for housing purposes.

Prepared by:
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Taft & McSally LLP
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Cranston, RI 02920
(401) 946-3800 (O)
rdmurray@taftmcsally.com

Dated: 4-9-26

REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE
 PLAT CARD # 25 ENTITLED
 "WEST ARLINGTON"
 DEED BOOK 5967, PAGE 121
 CITY OF CRANSTON, ENGINEER'S OFFICE
 MARLBOROUGH STREET STREET LINE
 WPA FILE 253-1,
 PONHAM ST. SEWER AS-BUILTS POCASSET PART 5, SHTS. 7 & 9

B-1 ZONING REQUIREMENTS:(Single Family)

AREA	6,000 S.F. MIN.	3,200 S.F. ACTUAL
FRONTAGE	60' MIN.	32' MIN.
FRONT SETBACK	25' MIN.	14' MIN.
REAR SETBACK	20' MIN.	11' MIN.
SIDE SETBACK	8' MIN.	4' MIN.
BLDG. HEIGHT	35' MAX.	35' MAX.
LOT COVERAGE	30% MAX.	1,632 S.F. MAX.

LOT COVERAGE CALCULATION

LOT AREA = 3,200 S.F.	PROPOSED DWELLING	960 S.F.
	PROPOSED DECK	96 S.F.
	TOTAL	1,054 S.F.
		1,054 S.F./3,200 S.F.=32.9%

FEMA INFO:

ALL LOTS ARE LOCATED WITHIN A DESIGNATION
 "X" (AREAS OF MINIMAL FLOODING) ZONE
 PER F.I.R.M. 44007C0312H, 3/02/2009.

CERTIFICATION:

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

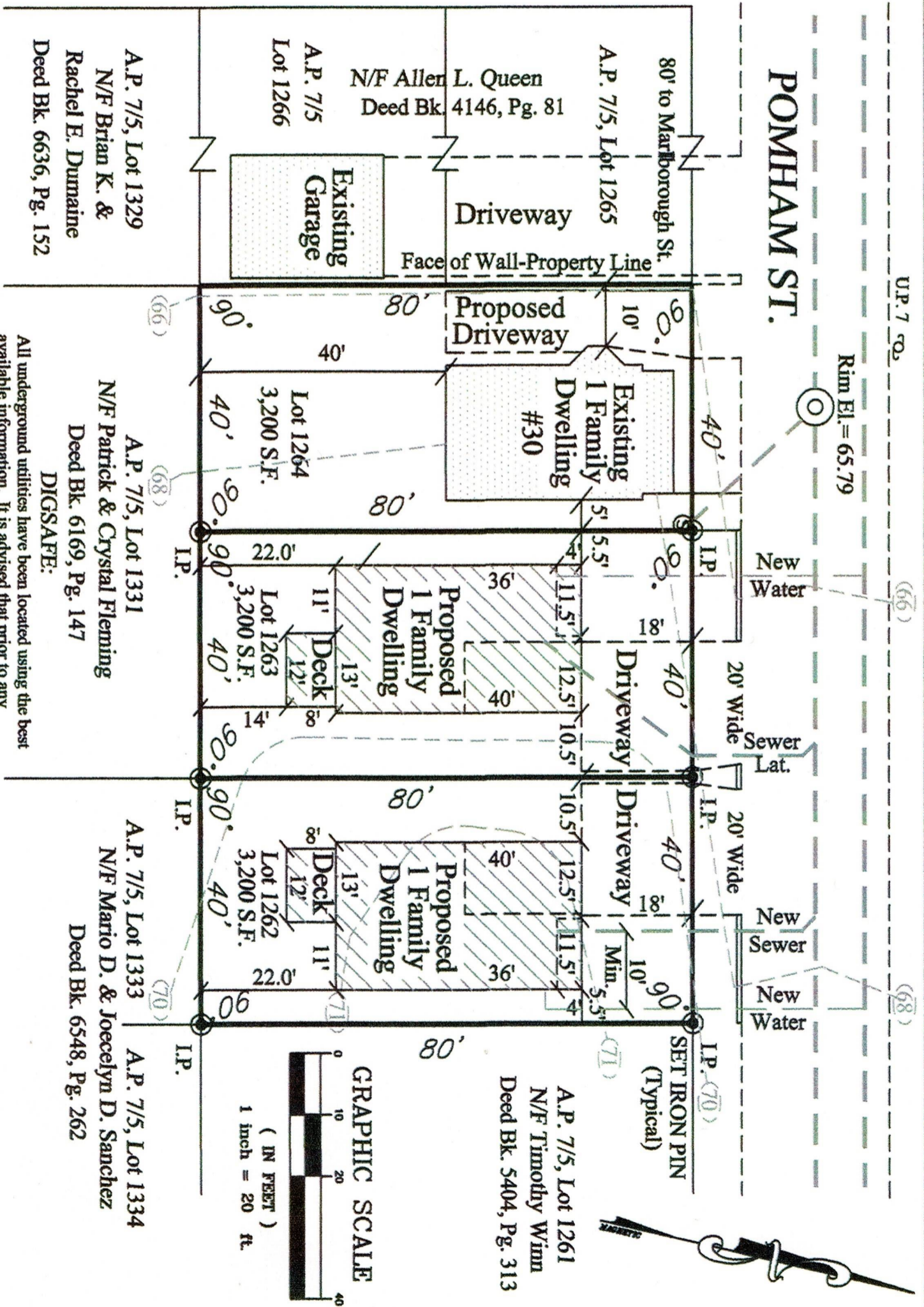
LIMITED CONTENT BOUNDARY SURVEY & SITE FEATURES - CLASS I

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

To Demonstrate the Location and Dimensions of Existing Site Features, Proposed Dwellings and Perimeter Property Lines at 30 Pomham St., City of Cranston, A. P. 7/5, Lots 1262 & 1263.

By: Walter P. Skorupski
 Date: 3/19/2026
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A135-COA

MARLBOROUGH ST.



All underground utilities have been located using the best available information. It is advised that prior to any excavation or construction, all utilities be verified by the appropriate utility companies and by DIGSAFE (1-888-344-7233)

WALTER P. SKORUPSKI
 SURVEYOR
 No. 1802
 PROFESSIONAL LAND SURVEYOR

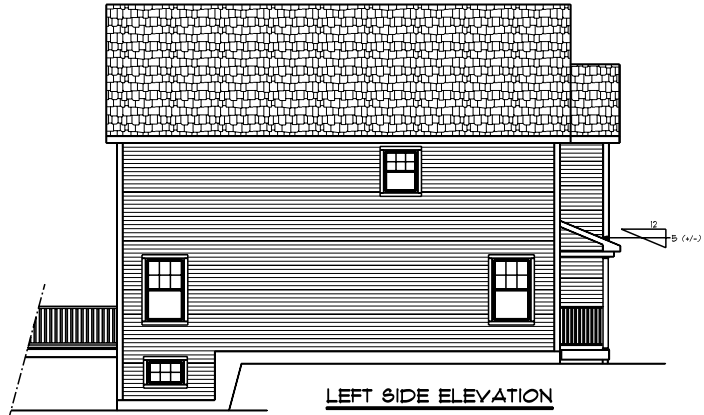
Owner:
 Marc Spirito
 30 Pomham Street
 Cranston, R.I. 02910

Applicant:
 Calise Development LLC
 P.O. Box 277
 Greenville, R.I. 02828

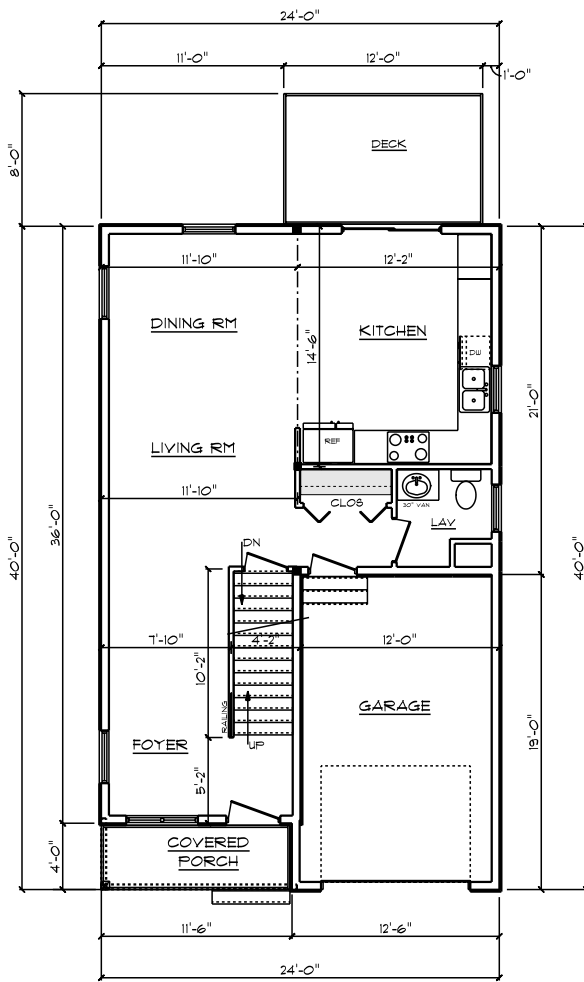
SURVEY & PROPOSED PLAN
 CITY OF CRANSTON
 POMHAM STREET
 ASSESSOR'S PLAT 7/5
 LOTS 1262, 1263 & 1264



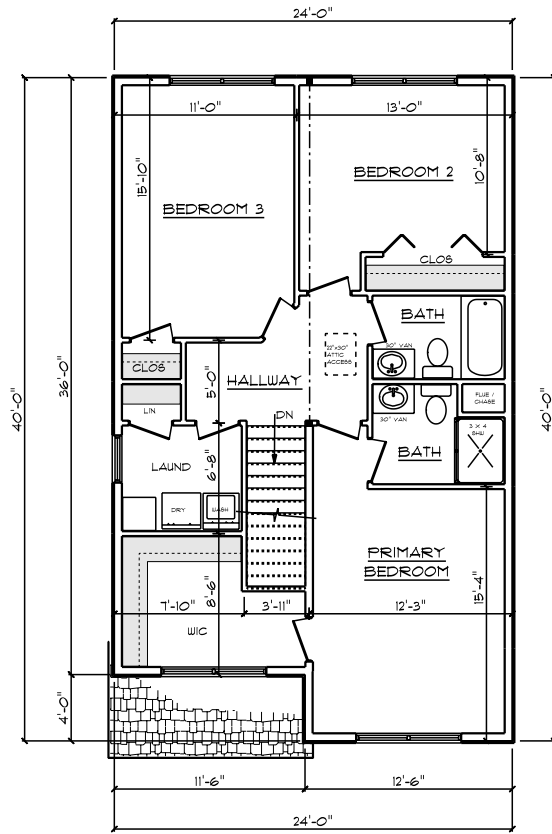
FRONT ELEVATION



LEFT SIDE ELEVATION



FIRST FLOOR PLAN



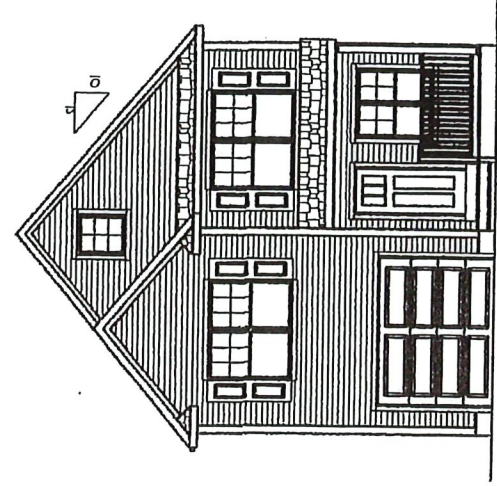
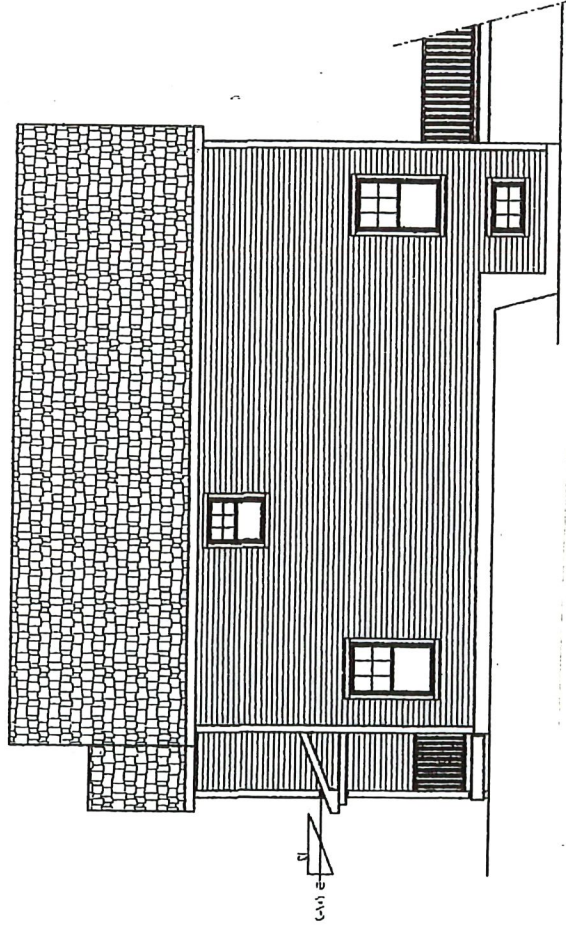
SECOND FLOOR PLAN



401.738.3156 DLRDIMENSIONS.COM

40 X 24 SHOTGUN COLONIAL

AREA: 1598 SQ FT
 BONUS AREA: N / A
 DRAWING NO.: 6605-A



EST. 1985
DLR DIMENSIONS
RESIDENTIAL DESIGNERS & CONSULTANTS

401.738.3156

DLRDIMENSIONS.COM

40 X 24 SHOTGUN COLONIAL

AREA: 1598 SQ FT

BONUS AREA: N / A

DRAWING NO.: 6605-A





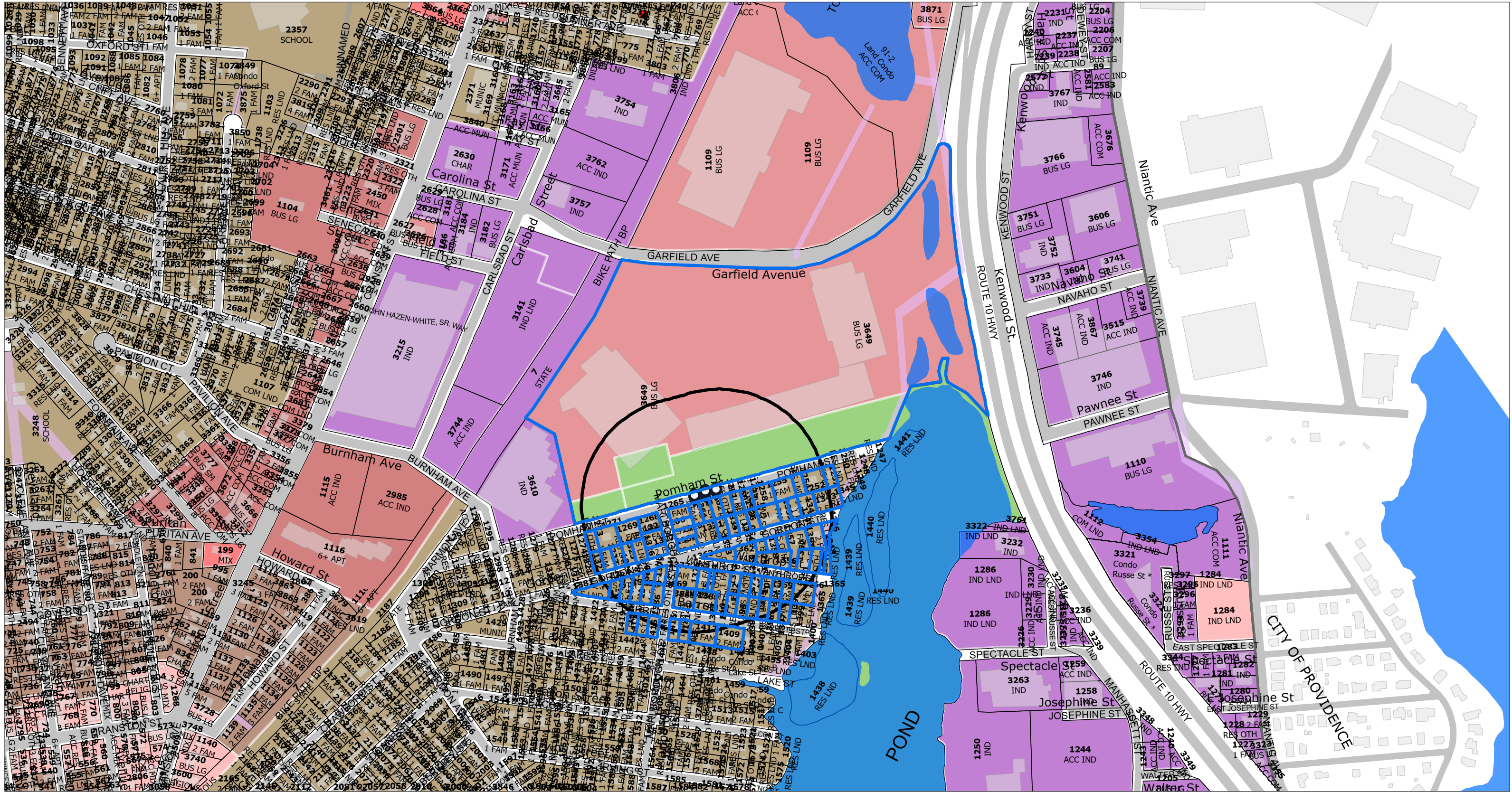








30 Pomham St 400' Radius Plat 7 Lots 1262-1264



<https://geohub-cranston.hub.arcgis.com/>

- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Labels_Radius Maps_Lot and LU v2
- Streets Names

- Hydro Poly 2001**
- Stream/Water Body
 - Swamp
 - Buildings
 - Cranston Boundary
 - Easements partial
 - Parcels

- Cemeteries
 - Cranston Boundary
 - Roads
 - Historic Overlay District
- Zoning**
- none
 - A80

- A20
- A12
- A8
- A6
- B1
- B2

- C1
- C2
- C3
- C4
- C5
- M1

- M2
- EI
- MPD
- S1
- Other



Disclaimer: This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

Abbuter's List: 30 Pomham St 400' Radius Plat 7 Lots 1262-1264

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
7-1251-0	0 POMHAM STREET RES LD UND	PHILIP A SABELLA 22 POMHAM ST CRANSTON, RI 02910-1433
7-1252-0	32 POMHAM STREET SINGLE FAM MDL01	LUIS A SOUSA ANGELA L SOUSA LIFE ESTATE 32 PONHAM STREET CRANSTON, RI 02910-1433
7-1254-0	0 POMHAM STREET RES LD UND	RICHARD N SCHAYER KAREN DALESSIO 44 POMHAM ST CRANSTON, RI 02910-1433
7-1255-0	44 POMHAM STREET SINGLE FAM MDL01	RICHARD N SCHAYER KAREN DALESSIO 44 POMHAM ST CRANSTON, RI 02910-1433
7-1258-0	52 POMHAM STREET SINGLE FAM MDL01	SHARON MORRIS MORR CEESAY 52 PONHAM STREET CRANSTON, RI 02910-1433
7-1259-0	58 POMHAM STREET SINGLE FAM MDL01	TIMOTHY WINN 58 PONHAM ST CRANSTON, RI 02910-1433
7-1260-0	POMHAM STREET RES LD UND	TIMOTHY WINN 58 PONHAM ST CRANSTON, RI 02910-1433
7-1261-0	POMHAM STREET RES OTH IM MDL00	TIMOTHY WINN 58 PONHAM ST CRANSTON, RI 02910-1433
7-1262-0	0 POMHAM STREET RES LD UND	DIANE E MARI 30 POMHAM ST CRANSTON, RI 02910-1433
7-1263-0	0 POMHAM STREET RES LD UND	DIANE E MARI 30 POMHAM ST CRANSTON, RI 02910-1433
7-1264-0	30 POMHAM STREET SINGLE FAM MDL01	DIANE E MARI 30 POMHAM ST CRANSTON, RI 02910-1433
7-1265-0	8 MARLBOROUGH STREET SINGLE FAM MDL01	ALLEN L QUEEN 8 MARLBOROUGH STREET CRANSTON, RI 02910-1431
7-1266-0	0 MARLBOROUGH STREET RES OTH IM MDL00	ALLEN L QUEEN 8 MARLBOROUGH STREET CRANSTON, RI 02910-1431
7-1268-0	5 MARLBOROUGH STREET TWO FAMILY	LYDIA VIEIRA TATIANA VIEIRA 5 MARLBOROUGH ST CRANSTON, RI 02910-1430
7-1269-0	100 POMHAM STREET SINGLE FAM MDL01	PAULA B MCFARLAND BRIAN J MCFARLAND T/E 100 POMHAM STREET CRANSTON, RI 02910-1435
7-1271-0	110 POMHAM STREET SINGLE +ADU ATTACHED	JUANA A CARABALLO 110 POMHAM ST CRANSTON, RI 02910-1435
7-1273-0	0 POMHAM STREET RES OTH IM MDL00	VINCENT JOHN TEDESCO 60 POMHAM ST CRANSTON, RI 02910-1435
7-1322-0	0 GORDON STREET RES LD UND	LISA A GOLDING 89 GORDON ST CRANSTON, RI 02910
7-1323-0	89 GORDON STREET SINGLE FAM MDL01	LISA A GOLDING 89 GORDON ST CRANSTON, RI 02910

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
7-1324-0	85 GORDON STREET SINGLE FAM MDL01	LENG B THOEUNG PHARY CHHIM T/E 85 GORDON STREET CRANSTON, RI 02910-1417
7-1325-0	0 GORDON STREET RES LD UND	LENG B THOEUNG PHARY CHHIM T/E 85 GORDON STREET CRANSTON, RI 02910-1417
7-1326-0	0 GORDON STREET RES LD UND	VINCENT J DAMBRA MONA C DAMBRA JT 15 MARLBOROUGH STREET CRANSTON, RI 02910-1430
7-1327-0	13 MARLBOROUGH STREET TWO FAMILY	VINCENT J DAMBRA 15 MARLBOROUGH STREET CRANSTON, RI 02910-1430
7-1328-0	9 MARLBOROUGH STREET TWO FAMILY	JUDITH NELSON 217 DEERFIELD RD CRANSTON, RI 02920
7-1329-0	10 MARLBOROUGH STREET TWO FAMILY	BRIAN K AND RACHEL E DUMAINE FAMILY TRUST 8815 EL RANCHO AVE FOUNTAIN VALLEY, CA 92708-3202
7-1330-0	0 GORDON STREET RES LD UND	BRIAN K AND RACHEL E DUMAINE FAMILY TRUST 8815 EL RANCHO AVE FOUNTAIN VALLEY, CA 92708-3202
7-1331-0	46 GORDON STREET SINGLE FAM MDL01	PATRICK FLEMING CRYSTAL FLEMING T/E 46 GORDON STREET CRANSTON, RI 02910-1415
7-1333-0	0 GORDON STREET RES LD UND	MARIO D VELASQUEZ JOCELYN D SANCHEZ T/E 77 FIAT AVE CRANSTON, RI 02910-2554
7-1334-0	0 GORDON STREET RES OTH IM MDL00	MARIO D VELASQUEZ JOCELYN D SANCHEZ T/E 77 FIAT AVE CRANSTON, RI 02910-2554
7-1335-0	45 GORDON STREET THREE FAM MDL01	MARIO D VELASQUEZ JOCELYN D SANCHEZ T/E 77 FIAT AVE CRANSTON, RI 02910-2554
7-1336-0	0 GORDON STREET RES LD UND	MARIO D VELASQUEZ JOCELYN D SANCHEZ T/E 77 FIAT AVE CRANSTON, RI 02910-2554
7-1337-0	33 GORDON STREET SINGLE FAM MDL01	HECTOR A HERNANDEZ ROCIO PEREZ T/E 33 GORDON STREET CRANSTON, RI 02910
7-1339-0	27 GORDON STREET SINGLE FAM MDL01	ESTEFANE TORRES 27 GORDON ST CRANSTON, RI 02910-1415
7-1340-0	21 GORDON STREET SINGLE FAM MDL01	CARLENIS C BELLO 21 GORDON STREET CRANSTON, RI 02910-1415
7-1341-0	17 GORDON STREET SINGLE FAM MDL01	BLUE LIGHT REALTY LLC 139 LAMBERT ST CRANSTON, RI 02910-2626
7-1343-0	7 GORDON STREET TWO FAMILY	HANS PROPERTY LLC 8 CHERRY LANE BARRINGTON, RI 02806-2902
7-1346-0	0 GORDON STREET RES LD UND	RALPH SHUSTER INC 909 N MAIN ST PROVIDENCE, RI 02904
7-1347-0	WINTHROP STREET RES LD UND	RALPH SHUSTER INC 909 N MAIN ST PROVIDENCE, RI 02904
7-1348-0	18 GORDON STREET TWO FAMILY	ANTHONY MATARESE 18 GORDON STREET CRANSTON, RI 02910-1416

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
7-1351-0	WINTHROP STREET RES OTH IM MDL00	EA GROUP LLC 289 NORTH MAIN ST PROVIDENCE, RI 02903-1223
7-1352-0	27 WINTHROP STREET THREE FAM MDL01	EA GROUP LLC 289 NORTH MAIN ST PROVIDENCE, RI 02903-1223
7-1353-0	24 GORDON STREET TWO FAMILY	TONY SAI CHEONG LEUNG PUI YEE CHOI T/E 19 BLUEBIRD LN CRANSTON, RI 02921
7-1356-0	23 WINTHROP STREET TWO FAMILY	SCRIPSACK HOLLY A 23 WINTHROP ST CRANSTON, RI 02910
7-1357-0	0 GORDON STREET RES OTH IM MDL00	HOLLY A SCRIPSACK 23 WINTHROP STREET CRANSTON, RI 02910-1437
7-1358-0	34 GORDON STREET SINGLE FAM MDL01	HOLLY A SCRIPSACK 23 WINTHROP STREET CRANSTON, RI 02910-1437
7-1362-0	44 GORDON STREET TWO FAMILY	LOUIS J PIACITELLI LOUIS J PIACITELLI JT 44 GORDON STREET CRANSTON, RI 02910-1416
7-1363-0	0 GORDON STREET RES LD UND	RATH KHIEV KANIA TAING KHIEV T/E 14 SYCAMORE LANE BLACKSTONE, MA 01504-2900
7-1366-0	28 WINTHROP STREET TWO FAMILY	JINALYS ROSARIO GARCIA SANDRA R GARCIA 28 WINTHROP STREET CRANSTON, RI 02910-1438
7-1368-0	20 WINTHROP STREET SINGLE FAM MDL01	JANAFE A QUIRK 20 WINTHROP STREET CRANSTON, RI 02910-1438
7-1369-0	0 WINTHROP STREET RES LD UND	JANAFE A QUIRK 20 WINTHROP STREET CRANSTON, RI 02910-1438
7-1370-0	0 WINTHROP STREET RES LD UND	EMPIRE GROUP LLC 99 DE PASQUALE AVE PROVIDENCE, RI 02903-1537
7-1371-0	16 WINTHROP STREET SINGLE FAM MDL01	LRV PROPERTIES LLC 99 DE PASQUALE AVE PROVIDENCE, RI 02903-1537
7-1372-0	0 WINTHROP STREET RES OTH IM MDL00	LIAM INVESTMENTS LLC 99 DE PASQUALE AVE PROVIDENCE, RI 02903-1537
7-1373-0	12 WINTHROP STREET TWO FAMILY	CAPITAL SQUARE GROUP INC 99 DE PASQUALE AVE PROVIDENCE, RI 02903-1537
7-1374-0	10 WINTHROP STREET SINGLE FAM MDL01	SATHA LONH SARANA KIM JT 10 WINTHROP STREET CRANSTON, RI 02910-1438
7-1375-0	0 WINTHROP STREET RES OTH IM MDL00	RATH KHIEV KANIA TAING KHIEV T/E 14 SYCAMORE LANE BLACKSTONE, MA 01504-2900
7-1376-0	6 WINTHROP STREET THREE FAM MDL01	RATH KHIEV KANIA TAING KHIEV T/E 14 SYCAMORE LANE BLACKSTONE, MA 01504-2900
7-1377-0	4 WINTHROP STREET SINGLE FAM MDL01	SONA DELANCY BRIAN E DELANCY 50 BARRETT STREET CRANSTON, RI 02910-1404
7-1379-0	74 GORDON STREET SINGLE FAM MDL01	SOUKSANH LITTHISACK 74 GORDON ST CRANSTON, RI 02910-1418

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
7-1380-0	0 GORDON STREET RES LD UND	ALMAR SABBAT JEZYBELLE SABBAT T/E 453 WOONASQUATUCKET AVE NORTH PROVIDENCE, RI 02911-1601
7-1381-0	BARRETT STREET RES LD UND	SYDNEY R MACARUSO 38 GORDON STREET CRANSTON, RI 02910-1418
7-1382-0	0 GORDON STREET RES OTH IM MDL00	SYDNEY R MACARUSO 38 GORDON STREET CRANSTON, RI 02910-1418
7-1383-0	38 GORDON STREET SINGLE FAM MDL01	SYDNEY R MACARUSO 38 GORDON STREET CRANSTON, RI 02910-1418
7-1384-0	82 GORDON STREET SINGLE FAM MDL01	THIEN T TRAN 82 GORDON STREET CRANSTON, RI 02910
7-1385-0	40 BARRETT STREET SINGLE FAM MDL01	ALMAR SABBAT JEZYBELLE SABBAT T/E 453 WOONASQUATUCKET AVE NORTH PROVIDENCE, RI 02911-1601
7-1386-0	0 BARRETT STREET RES OTH IM MDL00	SOUKSANH LITTHISACK 74 GORDON ST CRANSTON, RI 02910-1418
7-1389-0	64 BARRETT STREET SINGLE FAM MDL01	JOSE TRINDADE LIFE ESTATE 64 BARRETT STREET CRANSTON, RI 02910
7-1392-0	0 BARRETT STREET RES LD UND	ARV PROPERTIES LLC 99 DE PASQUALE AVE PROVIDENCE, RI 02903-1537
7-1393-0	0 BARRETT STREET RES LD UND	EMPIRE GROUP LLC 99 DE PASQUALE AVE PROVIDENCE, RI 02903-1537
7-1394-0	0 BARRETT STREET RES LD UND	LIAM INVESTMENTS LLC 99 DE PASQUALE AVE PROVIDENCE, RI 02903-1537
7-1395-0	0 BARRETT STREET RES LD UND	CAPITAL SQUARE GROUP INC 99 DE PASQUALE AVE PROVIDENCE, RI 02903-1537
7-1396-0	0 BARRETT STREET RES LD UND	JANAFE A QUIRK 20 WINTHROP STREET CRANSTON, RI 02910-1438
7-1397-0	0 BARRETT STREET RES LD UND	JANAFE A QUIRK 20 WINTHROP STREET CRANSTON, RI 02910-1438
7-1409-0	71 BARRETT STREET TWO FAMILY	MARC FRATESCHI JAMIE FRATESCHI T/E 50 CEDAR HILL DRIVE JAMESTOWN, RI 02835-2600
7-1412-0	59 BARRETT STREET TWO FAMILY	MARC FRATESCHI JAMIE FRATESCHI T/E 50 CEDAR HILL DRIVE JAMESTOWN, RI 02835-2600
7-1414-0	0 BARRETT STREET RES LD UND	JOEL FLORES ROSALES LAURA P MENDEZ VARGAS T/E 36 MARLBOROUGH STREET CRANSTON, RI 02910-1454
7-1415-0	36 MARLBOROUGH STREET SINGLE FAM MDL01	JOEL FLORES ROSALES LAURA P MENDEZ VARGAS T/E 36 MARLBOROUGH STREET CRANSTON, RI 02910-1454
7-1416-0	60 BARRETT STREET TWO FAMILY	WAYNE LENAHAAN LISA LENAHAAN T/E 3 LAFAZIA DRIVE JOHNSTON, RI 02919-6313
7-1417-0	0 BARRETT STREET RES LD UND	WAYNE LENAHAAN LISA LENAHAAN T/E 3 LAFAZIA DRIVE JOHNSTON, RI 02919-6313

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
7-1418-0	23 BARRETT STREET TWO FAMILY	MARIE LINDSTROM TRUSTEE 115 QUAKER DRIVE WEST WARWICK, RI 02893
7-3649-0	300 GARFIELD AVENUE LRG BUS MDL94	CRANSTON BVT ASSOCIATES LP C/O PAOLINO PROPERTIES P O BOX 1576 PROVIDENCE, RI 02901-1576
7-3750-0	0 GORDON STREET RES LD UND	HOLLY A SCRIPSACK 23 WINTHROP STREET CRANSTON, RI 02910-1437
7-3869-0	50 BARRETT STREET SINGLE FAM MDL01	BRIAN E DELANCY SONYA DELANCY T/E 50 BARRETT STREET CRANSTON, RI 02910-1404